



# THE REGIONAL PLANNING COMMISSION

County of Los Angeles

## MINUTES

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012  
Meeting Date: July 13, 2016 - Wednesday

Time: 9:55 a.m.

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### Present:

Commissioners Smith, Louie, Pedersen, Modugno

Absent: Commissioner Shell

### Ex Officio Members:

Director of Public Works: Ms. Michele Chimienti, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division  
Mr. Mark Child, Deputy Director, Advance Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

### PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Modugno representing the Fifth Supervisorial District.

### APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Louie – That the agenda for July 13, 2016 be approved.

At the direction of the Vice Chair, the agenda was approved with Commissioners Modugno, Louie, Smith and Pedersen in favor and Commissioner Shell being recorded as absent.

### COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

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DIRECTOR/DEPUTY DIRECTOR

4. Mr. Mark Child reported that at yesterday's Board of Supervisors meeting, the Board reported that four special tax potential revenue measures for the November 8, 2016 General Election ballot would be considered on: 1) Three cent per square foot parcel tax dedicated to combating homelessness; 2) ¼ percent general transactions and use tax with an advisory question asking voters if generated revenue should be used to address mental health factors and other causes and effects of homelessness; 3) Up to 10 percent special tax on both medical and recreational marijuana dedicated to combating homelessness; and 4) Up to 10 percent general tax on both medical and recreational marijuana with an advisory question asking voters if generated revenue should be used to combat homelessness.

The Board is requesting the Department of Regional Planning to implement an Ordinance with appropriate regulations should the voters approve such a measure to legalize distribution, cultivation and use of marijuana including: 1) Placing a tax on dispensary use business; and 2) Preparing an Ordinance to Regional Planning Commission for consideration at public hearing. Staff has indicated that we anticipate this coming before the Commission in September.

Commissioner Modugno asked if the proposed tax revenue would be applicable Countywide or only for the unincorporated Los Angeles County area and if the taxes would be shared with other cities with dispensaries.

Staff responded that if the ballot measure passes, in 2018, we would offer a tax option available for recreational uses. At that stage the state would provide licensing to any operator, and take a portion of the tax along with cities. Even if the County continues to ban the use, the taxes would still apply to the cities.

Commissioner Pedersen asked if the municipal use of marijuana didn't pass would there be a tax placed. Staff responded that at this stage it is not clear. Mr. Child stated that the ballot measure has a proposal for those individuals with an ID card receiving medical marijuana, it would be exempt from state taxes.

Commissioner Smith requested staff report in the future a report on by rights approval by the Governor's Office and the direction the Department of Regional Planning has on existing practices employed by the County to expedite entitlement and environmental reviews for affordable housing developments and opportunities that may exist to further expedite these reviews.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Pedersen/Louie – That the minutes for June 1 and 8, 2016 be approved.

At the direction of the Vice Chair, the minutes were approved with Commissioners Pedersen, Louie and Smith in favor and Commissioner Modugno being recorded as abstaining and Commissioner Shell as absent.

PUBLIC HEARINGS

Zoning Permits - East Section

Action Taken as Noted

6. **(Continued from 03/23/16 & 04/06/16). (Appeal of Hearing Officer's Denial on 01/05/15). Project No. R2015-02580-(5). Conditional Use Permit No. 201500107. Applicant: Verizon Wireless. Public Right-of-Way in front of 3902 Mountain View Avenue. East Pasadena Zoned District. To authorize a conditional use permit for the construction and operation of a new wireless telecommunications facility (WTF) located in the public right-of-way in the R-1 (Single-family Residence) zone within the unincorporated community of East Pasadena. The project is categorically exempt Class 3 – New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.**

Mr. Mar informed the Commission that Verizon Wireless has submitted a request to withdraw their appeal of the Hearing Officer's decision to deny the case.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing and accept the appellant's request to withdraw their appeal, and uphold the Hearing Officer's decision to deny Project No. R2015-02580-(5) and Conditional Use Permit No. 201500107.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie, Smith and Pedersen in favor and Commissioner Shell being recorded as absent.

Land Divisions

Project Approved

7. **Project No. R2015-00973-(5). Tentative Tract Map No. 073392. Applicant: John Begin. 19533 E. Cypress Street, Covina. Charter Oak Zoned District. To convert 20 existing apartment units into 20 residential condominium units on 1.12 gross (0.97 net) acres within the R-3 (Limited Multiple Residence) Zone. The project is**

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PUBLIC HEARINGS (Cont.)

Land Divisions

**categorically exempt Class 1 – Existing Facilities, pursuant to CEQA reporting requirements.**

Mr. Rojas presented the staff report followed by testimony from the applicant John Begin in support of the project. Mr. Begin discussed the reasoning behind condominium conversions, which was mostly tied to financing. Mr. Begin indicated the apartment project was constructed to meet condominium requirements, including a gas meter for each unit.

Commissioner Smith asked staff how common condominium conversions were. Staff replied that condominium conversion projects were not common, and only a handful had been approved over the recent years, but an exact number could not be provided.

Commissioner Smith asked the applicant if he was aware of the requirements for relocation assistance listed under Condition No. 27. Mr. Begin stated that he was not aware of the relocation assistance because it was not common in other jurisdictions, and had assumed the conditions would be similar.

Staff outlined the required compensation for moving cost and assistance in locating a comparable unit. Mr. Begin agreed to the conditions for the project.

Commissioner Smith requested that staff report back in regards to better informing applicants and tenants regarding the requirements for relocation assistance and tenant notification outlined in Title 8 of the County Code.

Motion/second by Commissioners Modugno/Louie – That the Regional Planning Commission close the public hearing, find that the project is categorically exempt from the reporting requirements of CEQA, and approve Tentative Map No. 073392, with findings and conditions of approval. The appeal period for this item ends on Monday, July 25, 2016.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Louie, Smith and Pedersen in favor and Commissioner Shell being recorded as absent.

PUBLIC COMMENT

**8. Public comment pursuant to Section 54954.3 of the Government Code.**

There were no requests by members of the public to address the Commission.

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CONTINUATION OF REPORTS

**9. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.**

There were no items Called up for Review by the Commission.

**10. Commission/Counsel/Director Reports**

Commission

**Request to cancel the July 20, 2016, regular meeting of the Regional Planning Commission.**

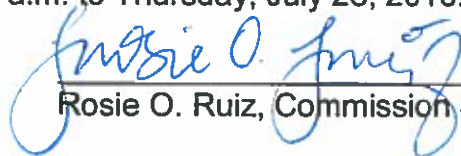
Motion/second by Commissioners Modugno/Pedersen - That the Regional Planning Commission cancel the Wednesday, July 20, 2016 meeting from the Approved Meeting Schedule.

At the direction of the Vice Chair, the item passed with Commissioners Modugno, Pedersen, Smith and Louie in favor and Commissioner Shell being recorded as absent.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 10:31 a.m. to Thursday, July 28, 2016.



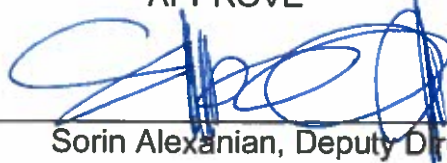
Rosie O. Ruiz, Commission Secretary

ATTEST



Doug Smith, Vice Chair

APPROVE



Sorin Alexanian, Deputy Director  
Current Planning Division – Items 5-10



Mark Child, Deputy Director  
Advance Planning Division – Item No. 4